

MINUTES OF ADJOURNED REGULAR MEETINGS OF
THE CITY COUNCIL AND THE REDEVELOPMENT AGENCY
OF THE CITY OF CHULA VISTA

October 8, 2002

6:00 p.m.

Adjourned Regular Meetings of the City Council and the Redevelopment Agency of the City of Chula Vista were called to order at 7:10 p.m. in the Council Chambers, located in the Public Services Building, 276 Fourth Avenue, Chula Vista, California.

ROLL CALL:

PRESENT: Agency/Councilmembers: Davis, Padilla, Rindone, Salas, and
Chair/Mayor Horton

ABSENT: Agency/Councilmembers: None

ALSO PRESENT: Executive Director/City Manager Rowlands, Agency/City
Attorney Kaheny, and City Clerk Bigelow

CONSENT CALENDAR

1. APPROVAL OF MINUTES – September 10 and September 17, 2002

Staff recommendation: Agency approve the minutes.

2. COUNCIL RESOLUTION NO. 2002-398 AND AGENCY RESOLUTION NO. 1798,
RESOLUTION OF THE CITY COUNCIL AND THE REDEVELOPMENT AGENCY
OF THE CITY OF CHULA VISTA AUTHORIZING A CONTRACT WITH MBIA
MUNI SERVICES COMPANY FOR THE PURPOSE OF CONDUCTING A
PROPERTY TAX AUDIT IN THE CITY OF CHULA VISTA

The accurate allocation of property taxes is essential to the funding of the City of Chula Vista and its Redevelopment Agency. MBIA Muni Services Company has expertise and experience in conducting property tax auditing services for cities and redevelopment agencies. Based on their expertise and past experience with the City, and due to the commission-only basis of the contract, the competitive selection process has been waived. (Community Development Director)

Staff recommendation: Agency/Council adopt the resolution.

ACTION: Chair/Mayor Horton moved to approve staff recommendations and offered the Consent Calendar, headings read, texts waived. The motion carried 5-0.

ORAL COMMUNICATIONS

There were none.

ACTION ITEMS

3. PROGRESS REPORT ON PRELIMINARY WORK ACTIVITIES UNDERTAKEN BY THE CITY TO DEVELOP A BROADWAY REVITALIZATION STRATEGY

In 1998, the Broadway corridor was identified by Council as one of the City's seven major areas in need of improvement. The purpose and intent of the Broadway revitalization is to implement a comprehensive revitalization effort along the entire Broadway corridor and major City entryways to reverse deteriorating conditions, support the vitality of commercial establishments, and enhance the visual quality of the urban environment. An interdepartmental revitalization team has been established to provide guidance throughout the entire process. General Plan staff will also report on initial land use issues identified in western Chula Vista to provide an understanding of how the General Plan update effort will present a broader, long-term perspective and context for the Broadway revitalization study. (Community Development Director)

Community Development Specialist Del Valle presented the Broadway revitalization project.

Community Development Director Salomone stated that staff would provide a project progress report every four to six weeks.

Chair/Mayor Horton asked staff to pay particular attention to the City's proliferation of signs, particularly on Broadway, and to examine the establishment of a uniform sign policy.

Agency/Councilmember Padilla stated that as the City moves forward with revitalization in western Chula Vista, it needs look beyond City government to seek unique new partnerships within the private sector, which he believed would better serve the community as a whole.

Agency/Councilmember Davis stated that the City's sign ordinance needs to be revamped to make compliance with its provisions less complicated for businesses. She also urged staff to educate and inform the Broadway business owners of the different avenues and sources of funds available.

Agency/Councilmember Rindone emphasized the need to move forward with the plan, which he believed would make a significant difference to the community.

Agency/Councilmember Salas suggested the possibility of bringing the permitting, processing and planning components for redevelopment projects into the Community Development Department.

ACTION: Agency/Councilmember Rindone moved to accept the report.
Agency/Councilmember Padilla seconded the motion, and it carried 5-0.

Senior Special Planning Projects Manager Lettieri presented a General Plan update and issue identification for western Chula Vista.

Agency/Councilmember Rindone suggested that the Coors Amphitheatre, the water park, the expansion of the auto park and the surrounding area be included in the study. He spoke regarding the lack of support services in the area, namely hotels and restaurants, and he urged staff to include these in the comprehensive issues report. Senior Planner Batchelder clarified that the emphasis of the presentation by Mr. Lettieri was mainly on western Chula Vista and that a report on eastern Chula Vista would be presented at a future Council Meeting.

ACTION ITEMS (Continued)

4. PROGRESS REPORT ON THE FEASIBILITY STUDY FOR THE REDEVELOPMENT OF ENERGY WAY IN THE OTAY VALLEY REDEVELOPMENT PROJECT AREA, AS PART OF AN AGENCY INITIATIVE ON OPEN STORAGE USES IN REDEVELOPMENT PROJECT AREAS

The Otay Valley Redevelopment Project Area Implementation Plan for the years 2000 – 2004 noted that existing auto wrecking and recycling operations on Energy Way have special use permits (SUPs) that expire in 2004 – 2006. The implementation plan calls for the evaluation of the potential for alternative uses on Energy Way and analysis of considerations for the possible extension of those SUPs, should extensions be requested. (Community Development Director)

ACTION: Agency/Councilmember Davis moved to accept the report. Agency/Councilmember Rindone seconded the motion, and it carried 4-0, with Chair/Mayor Horton absent from the dais.

5. COUNCIL RESOLUTION NO. 2002-399 AND AGENCY RESOLUTION NO. 1799, RESOLUTION OF THE CITY COUNCIL AND THE REDEVELOPMENT AGENCY OF THE CITY OF CHULA VISTA APPROVING A JOINT PLANNING AGREEMENT WITH THE PORT DISTRICT; ACKNOWLEDGING THAT THE PORT DISTRICT PROPOSES TO ISSUE A REQUEST FOR QUALIFICATIONS/PROPOSALS TO OBTAIN LAND USE PLANNING CONSULTANT SERVICES FOR THE PREPARATION OF THE CHULA VISTA BAYFRONT (PORT PROPERTIES) MASTER PLAN; AND DIRECTING STAFF TO REQUEST THAT THE PORT DISTRICT REALLOCATE CITY/PORT MOU FUNDS FOR THE CITY'S SHARE OF THE CONSULTANT CONTRACT

On June 26, 2002, at a joint workshop of the Board of Port Commissioners and Chula Vista City Council, City and Port staff were directed to proceed with a master plan study for the Port properties in the Chula Vista bayfront. The proposed joint planning agreement formalizes the working relationship between the Port and City for this effort. In addition, a next step in the master planning process is to retain a land use planning consultant to assist staff in developing a master plan. Through the joint planning agreement, the City and Port agree to equally share in the costs associated with the master plan study. (Community Development Director)

This item was taken out of order and considered prior to Item #3.

Port Commissioner Hall reported that the resolutions were approved unanimously by the Port District and also commented on the excellent working relationship between City and Port staff.

ACTION: Agency/Councilmember Davis offered Council Resolution 2002-399 and Agency Resolution 1799, headings read, texts waived. The motion carried 5-0.

OTHER BUSINESS

6. DIRECTOR'S REPORTS

There were none.

OTHER BUSINESS (Continued)

7. CHAIR/MAYOR REPORTS

There were none.

8. AGENCY/COUNCIL COMMENTS

There were none.

ADJOURNMENT

At 8:10 p.m., Chair/Mayor Horton adjourned the meeting to an Adjourned Regular Meeting of the Redevelopment Agency on October 22, 2002, at 6:00 p.m., immediately following the City Council meeting.

Susan Bigelow, CMC, City Clerk